

Appendix C: Guarantee of National Realty Investment Advisors, LLC

**GUARANTEE OF PAYMENT**

Investor Name: HEMALKUMAR VVAS  
Address: 13319 HATHERTON CIRCLE  
ORLANDO FLORIDA 32832

Investor Principal: \$ 400,000.00

**Guarantor: National Realty Investment Advisors, LLC**

National Realty Investment Advisors, LLC ("Guarantor") hereby guarantees to the above referenced investor the full return of his/her/its investor principal in the amount of \$ 400,000.00 plus an annualized preferred return of 12%, or the balance of any shortfall thereto, in the event that NRIA Partners Portfolio Fund I, LLC (the "Fund"), fails to return such investor's principal and/or at least a 12% annualized preferred return, as intended under the terms of the Second Amended and Restated Confidential Offering Memorandum of the Fund, dated May 1, 2019 (as may be amended from time to time by sticker supplement or otherwise), which such confidential offering memorandum is incorporated by reference herein.

This Guarantee is absolute and without conditions. This Guarantee can be changed only by written agreement signed by both the above referenced investor and the undersigned party. Guarantor agrees to pay all legal fees and all other costs and expenses the above referenced investor may incur in the enforcement of this Guarantee.

Upon the exercise of this Guarantee, the above referenced investor will have no further rights or interest in the Fund nor to any additional returns or distributions by the Fund or achieved by its properties. Any and all securities held by the investor that had been previously issued by the Fund shall be deemed cancelled.

Acknowledged and Agreed:

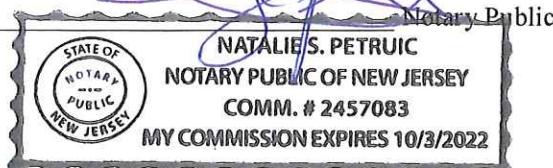
[Signature]  
National Realty Investment Advisors, LLC

By: [Signature]  
Rey Grabato, President

6-5-20  
Date

STATE OF New Jersey )  
 )ss.:  
COUNTY OF Hudson )

On this 5th day of June, 2020, before me personally came Rey Grabato, to me known and known to me to be the person described in and who executed the foregoing instrument and he/she acknowledged to me that he/she executed the same.



**Appendix C: Guarantee of National Realty Investment Advisors, LLC**

**GUARANTEE OF PAYMENT**

**Investor Name:** Hemalkumar Vyas **Investor Principal:** \$ 70,000  
**Address:** 13319 Hatherton Circle Orlando FL 32832

**Guarantor: National Realty Investment Advisors, LLC**

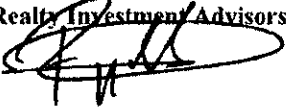
National Realty Investment Advisors, LLC ("**Guarantor**") hereby guarantees to the above referenced investor the full return of his/her/its investor principal in the amount of \$ 70,000 plus an annualized preferred return of 12%, or the balance of any shortfall thereto, in the event that NRIA Partners Portfolio Fund I, LLC (the "**Fund**"), fails to return such investor's principal and/or at least a 12% annualized preferred return, as intended under the terms of the confidential offering memorandum of the Fund, dated February 5, 2018, which such confidential offering memorandum is incorporated by reference herein.

This Guarantee is absolute and without conditions. This Guarantee can be changed only by written agreement signed by both the above referenced investor and the undersigned party. Guarantor agrees to pay all legal fees and all other costs and expenses the above referenced investor may incur in the enforcement of this Guarantee.

Upon the exercise of this Guarantee and Guarantor payment in full to Investor, the above referenced investor will have no further rights or interest in the Fund nor to any additional returns or distributions by the Fund or achieved by its properties. Any and all securities held by the investor that had been previously issued by the Fund shall then be deemed paid in full and cancelled.

Acknowledged and Agreed:

National Realty Investment Advisors, LLC

By:   
Rey Grabato, President

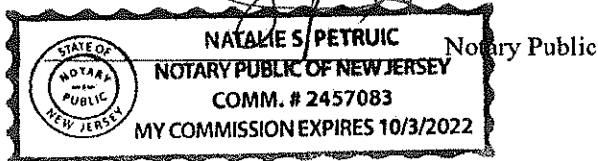
3-31-21

Date

STATE OF New Jersey )  
 ) ss.:  
COUNTY OF Hudson )

On this 31st day of March, 2021, before me personally came  
Rey Grabato

, to me known and known to me to be the person  
described in and who executed the foregoing instrument and he/she acknowledged to me that he/she executed the  
same.



Appendix C: Guarantee of National Realty Investment Advisors, LLC

GUARANTEE OF PAYMENT

Investor Name: Alpa and Hemal Kumar Vyas Investor Principal: \$ 230,539.95  
Address: 13319 Hatterton Circle Orlando FL 32832

Guarantor: National Realty Investment Advisors, LLC

National Realty Investment Advisors, LLC ("Guarantor") hereby guarantees to the above referenced investor the full return of his/her/its investor principal in the amount of \$ 230,539.95 plus an annualized preferred return of 12%, or the balance of any shortfall thereto, in the event that NRIA Partners Portfolio Fund I, LLC (the "Fund"), fails to return such investor's principal and/or at least a 12% annualized preferred return, as intended under the terms of the Confidential Offering Memorandum of the Fund, dated March 1, 2021 with respect to the offering of \$250,000,000 of the Fund's Convertible Promissory Notes (as may be amended from time to time by sticker supplement or otherwise), which such confidential offering memorandum is incorporated by reference herein.

This Guarantee is absolute and without conditions. This Guarantee can be changed only by written agreement signed by both the above referenced investor and the undersigned party. Guarantor agrees to pay all legal fees and all other costs and expenses the above referenced investor may incur in the enforcement of this Guarantee.

Upon the exercise of this Guarantee, the above referenced investor will have no further rights or interest in the Fund nor to any additional returns or distributions by the Fund or achieved by its properties. Any and all securities held by the investor that had been previously issued by the Fund shall be deemed cancelled.

Acknowledged and Agreed:

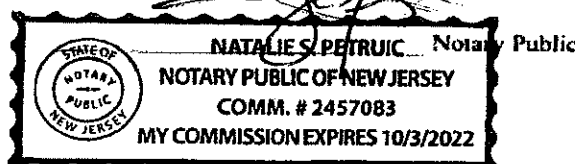
National Realty Investment Advisors, LLC

By: [Signature]  
Rey Grabato, President

3/16/2021  
Date

STATE OF New Jersey )  
COUNTY OF Hudson ) ss.:

On this 16<sup>th</sup> day of March, 2021, before me personally came Rey Grabato, to me known and known to me to be the person described in and who executed the foregoing instrument and he/she acknowledged to me that he/she executed the same.



Subscriber Information for Issuance of Certificates for the Units as Follows:

(Entity Name)

HEMAL KUMAR VYAS

(Name)

(Title)

13319 HATHERTON CIRCLE

(Street and No.)

ORLANDO FLORIDA 32832

(City, State and Zip Code)

66-7212

(Social Security No. or Federal Employer ID No.)

1/1969

(Date of Birth)

502-905-1262

(Phone Number)

Very truly yours,

X By: Hemal A. Vyas.  
(Signature of Subscriber)

X Dated: 6/4/2020, 2020

Company Acceptance of Subscription Upon Execution Below:

**NRPA Partners Portfolio Fund I, LLC**

By: [Signature]

Rey Grabato, President

Dated: 6/05 2020

**Appendix C: Guarantee of National Realty Investment Advisors, LLC**

**GUARANTEE OF PAYMENT**

**Investor Name:** Hemalkumar Vyas **Investor Principal:** \$ 70,000  
**Address:** 13319 Hatherton Circle Orlando FL 32832

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Acknowledged and Agreed:

National Realty Investment Advisors, LLC

By:   
Rey Grabato, President

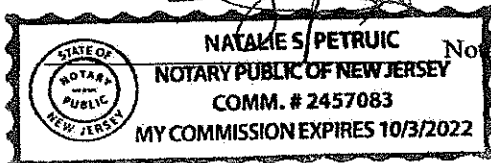
3-31-21

Date

STATE OF New Jersey )  
 ) ss.:  
COUNTY OF Hudson )

On this 31st day of March, 2021, before me personally came Rey Grabato

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Notary Public

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**GUARANTEE OF PAYMENT**

Investor Name: Gilpa and Hemal Kumar Investor Principal: \$ 230,539.95  
Address: 13319 Hatterton Circle Orlando FL 32832

Guarantor: **National Realty Investment Advisors, LLC**

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Acknowledged and Agreed:

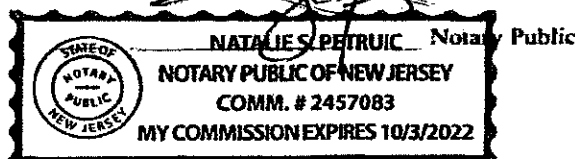
National Realty Investment Advisors, LLC

By: [Signature]  
Rey Grabato, President

3/16/2021  
Date

STATE OF New Jersey )  
COUNTY OF Hudson ) ss.:  
)

On this 16th day of March, 2021, before me personally came Rey Grabato, to me known and known to me to be the person described in and who executed the foregoing instrument and he/she acknowledged to me that he/she executed the same.



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**GUARANTEE OF PAYMENT**

Investor Name: HEMALKUMAR VVAS  
Address: 13319 HATHERTON CIRCLE  
ORLANDO FLORIDA 32832

Investor Principal: \$ 400,000.00

**Guarantor: National Realty Investment Advisors, LLC**

National Realty Investment Advisors, LLC ("Guarantor") hereby guarantees to the above referenced investor the full return of his/her/its investor principal in the amount of \$ 400,000.00 plus an annualized preferred return of 12%, or the balance of any shortfall thereto, in the event that NRIA Partners Portfolio Fund I, LLC (the "Fund"), fails to return such investor's principal and/or at least a 12% annualized preferred return, as intended under the terms of the Second Amended and Restated Confidential Offering Memorandum of the Fund, dated May 1, 2019 (as may be amended from time to time by sticker supplement or otherwise), which such confidential offering memorandum is incorporated by reference herein.

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Acknowledged and Agreed:

[Signature]  
National Realty Investment Advisors, LLC

By: [Signature]

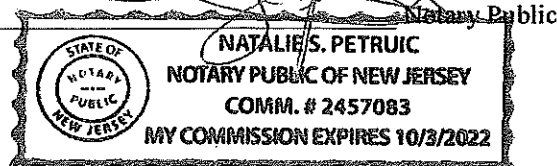
Rey Grabato, President

6-5-20  
Date

STATE OF New Jersey )  
COUNTY OF Hudson ) ss.:  
)

On this 5th day of June, 2020, before me personally came \_\_\_\_\_

Rey Grabato, to me known and known to me to be the person described in and who executed the foregoing instrument and he/she acknowledged to me that he/she executed the same.



Subscriber Information for Issuance of Certificates for the Units as Follows:

(Entity Name)

HEMAL KUMAR VYAS

(Name)

(Title)

13319 HATHERTON CIRCLE  
(Street and No.)

ORLANDO FLORIDA 32832  
(City, State and Zip Code)

[REDACTED] - [REDACTED] - 7212  
(Social Security No. or Federal Employer ID No.)

[REDACTED] / 1969  
(Date of Birth)

hemalkumar2012@gmail.com  
(Email Address)

502-905-1262  
(Phone Number)

Very truly yours,

X By: Hemal A. Vyas.  
(Signature of Subscriber)

X Dated: 6/4/2020, 2020

Company Acceptance of Subscription Upon Execution Below:

**NR1A Partners Portfolio Fund I, LLC**

By: [Signature]  
Rey Grabato, President

Dated: 6/05 2020